

EXECUTIVE RECOMMENDATION

Supplemental Funds for Public Housing Improvements - No. 017601

Category: Housing Opportunities Commission
 Agency: Housing Opportunities Commission
 Planning Area: Countywide
 Relocation Impact: None

Date Last Modified: January 9, 2008
 Required Adequate Public Facility: No

EXPENDITURE SCHEDULE (\$000)

Cost Element	Thru		Est. 6 Year								Beyond	
	Total	FY07	FY08	Total	FY09	FY10	FY11	FY12	FY13	FY14	6 Years	
Planning, Design and Supervision	0	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0	0
Other	10,837	2,265	1,072	7,500	1,250	1,250	1,250	1,250	1,250	1,250	1,250	0
Total	10,837	2,265	1,072	7,500	1,250	1,250	1,250	1,250	1,250	1,250	1,250	0

FUNDING SCHEDULE (\$000)

G.O. Bonds	0	0	0	0	0	0	0	0	0	0	0	0
Current Revenue: General	10,837	2,265	1,072	7,500	1,250	1,250	1,250	1,250	1,250	1,250	1,250	0
State Aid	0	0	0	0	0	0	0	0	0	0	0	0

COMPARISON (\$000)

		Thru	Est. 6 Year								Beyond		Approp.
	Total	FY07	FY08	Total	FY09	FY10	FY11	FY12	FY13	FY14	6 Years	Request	
Current Approved	8,337	3,087	250	5,000	1,250	1,250	1,250	1,250	0	0	0	0	
Agency Request	32,503	3,087	250	29,166	5,343	3,114	3,009	5,800	5,900	6,000	0	5,343	
Recommended	10,837	2,265	1,072	7,500	1,250	1,250	1,250	1,250	1,250	1,250	0	1,250	
CHANGE			TOTAL		%		6-YEAR		%		APPROP.		
Agency Request vs Approved			24,166		289.9%		24,166		483.3%		5,343 0.0%		
Recommended vs Approved			2,500		30.0%		2,500		50.0%		1,250 0.0%		
Recommended vs Request			(21,666)		(66.7%)		(21,666)		(74.3%)		(4,093) (76.6%)		

Recommendation

APPROVE WITH MODIFICATIONS

Comments

For fiscal reasons, the County Executive does not recommend an increase to the project. The Executive recommends that Current Revenue be used as the source of funds for FY11-14 instead of G. O. Bonds.

The FY09 appropriation recommendation is \$1,250,000.

The FY10 appropriation recommendation is \$1,250,000.

Supplemental Funds for Public Housing Improvements -- No. 017601

Category	Housing Opportunities Commission	Date Last Modified	January 09, 2008
Subcategory	Housing	Required Adequate Public Facility	No
Administering Agency	Housing Opportunities Commission	Relocation Impact	None
Planning Area	Countywide	Status	On-going

EXPENDITURE SCHEDULE (\$000)

Cost Element	Total	Thru FY07	Est. FY08	Total 6 Years	FY09	FY10	FY11	FY12	FY13	FY14	Beyond 6 Years
Planning, Design, and Supervision	0	0	0	0	0	0	0	0	0	0	0
Land	0	0	0	0	0	0	0	0	0	0	0
Site Improvements and Utilities	0	0	0	0	0	0	0	0	0	0	0
Construction	0	0	0	0	0	0	0	0	0	0	0
Other	32,503	3,087	250	29,166	5,343	3,114	3,009	5,800	5,900	6,000	0
Total	32,503	3,087	250	29,166	5,343	3,114	3,009	5,800	5,900	6,000	0

FUNDING SCHEDULE (\$000)

Current Revenue: General	7,587	3,087	250	4,250	1,250	1,250	1,250	250	250	0	0
G.O. Bonds	24,916	0	0	24,916	4,093	1,864	1,759	5,550	5,650	6,000	0
Total	32,503	3,087	250	29,166	5,343	3,114	3,009	5,800	5,900	6,000	0

DESCRIPTION

Due to projected Federal funding cuts, there is insufficient funding available to address the basic ongoing capital improvements needed each year. Typical improvements include, but are not limited to, replacement of roofs, windows and doors; improvements to unit interiors such as kitchen and bathroom modernization; replacement of major mechanical, electrical, plumbing systems and equipment; appliance replacement; life-safety improvements; site improvements such as fencing, site lighting, landscaping, and sidewalk and parking lot replacement. HOC will also continue to use its Capital Fund Program (CFP) funds to convert selected dwelling units to mobility handicapped units.

County funds are used to supplement/cover the shortfall of Federal funds in the public housing units. These funds will be allocated across HOC's Public Housing elderly, multi-family and scattered sites properties over the next six years.

CAPACITY

1,555 low- and very low-income Public Housing residents.

COST CHANGE

Estimates based in new Comprehensive Grant Program Five Year Action Plan and the addition of years FY13-FY14

JUSTIFICATION

Current and projected Federal Capital Fund Program (CFP) funds are not adequate for maintaining HOC public housing units at community norms throughout Montgomery County. Federal funding for public housing will be cut. At the same time the public housing stock in the County is aging and will need additional repairs. Montgomery County has a higher property standard than the Federal government. In addition, neighbors in the communities with the public housing units expect the properties to be well maintained. Almost half of the public housing units (700+ units) are MPDUs scattered throughout the County in many communities governed by Homeowner Associations (HOAs), and some have higher standards than the County code. As Federal funding levels for public housing are declining, additional funding is necessary if HOC units are to be maintained at levels consistent with community norms and standards.

In an effort to stay true to its mandate to provide decent, safe, and sanitary housing to low- and moderate-income residents in Montgomery County and to ensure that its properties and communities are maintained at a level consistent with community norms, HOC will use a combination of CFP and County funds to make capital improvements to its public housing stock.

Comprehensive Grant Program Five Year Action Plan from HUD 52834; HOC Modernization Department CGP Long Range Plan; HOC Resident Surveys; HOC Engineering Studies.

FISCAL NOTE

Federal funding for public housing capital improvements is based on a multi-year plan annually. All available non-County funds should be used before County funding is applied. Also, County funds should be allocated across all HOC properties Countywide first to code compliance and second to renovations that extend the useful life of the facility.

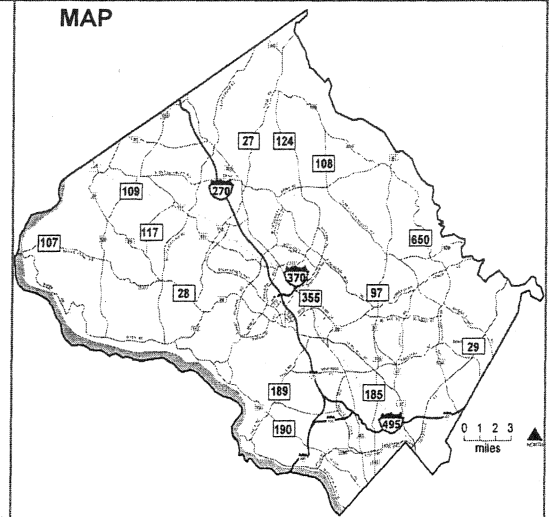
APPROPRIATION AND EXPENDITURE DATA

Date First Appropriation	FY01	(\$000)
First Cost Estimate		
Current Scope	FY07	8,337
Last FY's Cost Estimate		8,337
Appropriation Request	FY09	5,343
Appropriation Request Est.	FY10	3,114
Supplemental Appropriation Request		0
Transfer		0
Cumulative Appropriation		3,337
Expenditures / Encumbrances		1,421
Unencumbered Balance		1,916
Partial Closeout Thru	FY06	0
New Partial Closeout	FY07	0
Total Partial Closeout		0

COORDINATION

U.S. Department of Housing and Urban Development
 Maryland Department of Housing and Community Development
 Department of Housing and Community Affairs

MAP



Supplemental Funds for Public Housing Improvements -- No. 017601 (continued)

OTHER DISCLOSURES

- A pedestrian impact analysis will be performed during design or is in progress.
- The Housing Opportunities Commission asserts that this project conforms to the requirements of relevant local plans, as required by the Maryland Economic Growth, Resource Protection and Planning Act.